

14379

WARRANTY DEED Vol. 76 Page 7853

KNOW ALL MEN BY THESE PRESENTS, That James D. Charles and Shirley L. Charles, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William C. Ransom, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: That portion of Lot 8, Block 2, HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Westerly of Enterprise Irrigation Canal. Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Restrictions as contained in plat dedication, to-wit: "dedicate, donate and convey unto the public for public use forever the roads, sidewalks, irrigation and drainage ditch lines shown."
4. Conditions and restrictions, but omitting restrictions, if any, (for continuation of this document see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$44,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of May, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
May 17, 1976

Personally appeared the above named James D. Charles and Shirley L. Charles, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Margaret E. Hooker
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-19-77

James D. Charles
Shirley L. Charles
STATE OF OREGON, County of) ss.
May 17, 1976

Personally appeared _____, and
each for himself and not one for the other, did say that the former is the _____ who, being duly sworn,
president and that the latter is the _____ secretary of _____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
FFS & L
540 Main Br.
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss. County of _____ I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed. By _____ Recording Officer Deputy
SPACE RESERVED FOR RECORDER'S USE

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based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, dated February 23, 1968, recorded February 23, 1968 in Volume M68, page 1448, Microfilm Records of Klamath County, Oregon; and a waiver of which was recorded August 26, 1969 in Volume M69, page 7403, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

9:46

this 27th day of May A. D. 1976 of DEEDS AM and
duly recorded in Vol. M 76 of DEEDS Page 7853

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel May